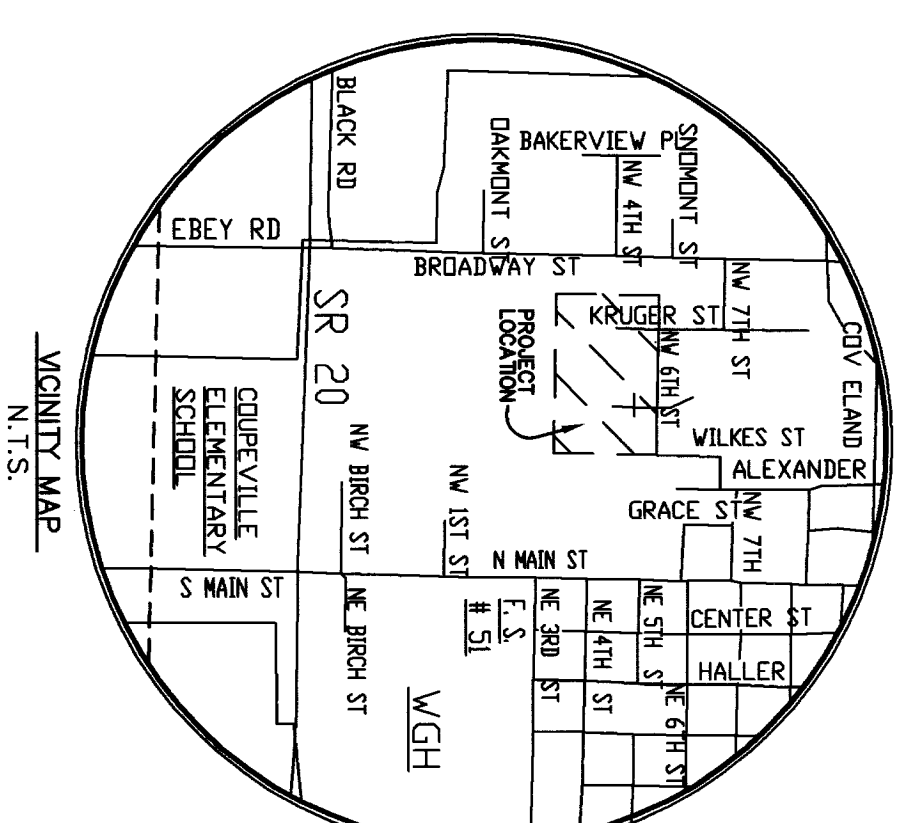
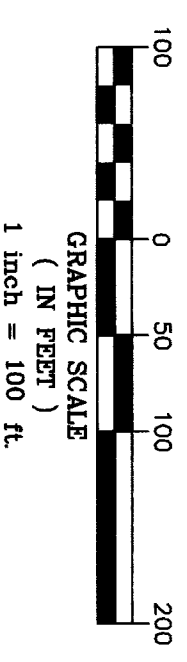
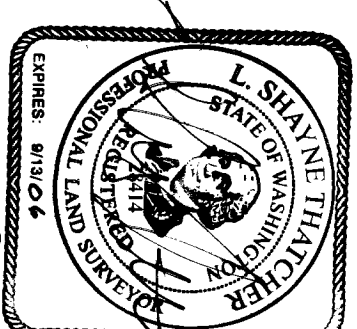
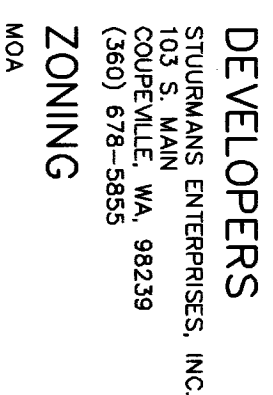


## 303

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**LEGAL DESCRIPTION**  
LOT 1 OF THE TOWN OF COUPEVILLE SHORT  
PLAT NUMBER 04/01 AS RECORDED IN  
VOLUME 4 OF PLATS, PAGE 68-69, RECORDS  
OF ISLAND COUNTY, WASHINGTON.



## Island County

P.O. box 1011  
1796 Main Street, Suite 105  
Freeland, Washington 98249  
360-331-7393 Fax 360-331-7399

SEC. 33, TWP. 32 N., RNG. 1 E., W.M.  
T:\DATA\Land Projects\6500-6599\6581STJURMANS.dwg 11/3/2005 10:27:30 AM PST

TOWN ENGINEER/TOWN PLANNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TOWN ENGINEER, AND TOWN PLANNER, HEREBY CERTIFY AND STATE THAT THIS SUBDIVISION COMPLEES WITH THE REQUIREMENTS OF COUPEVILLE DEVELOPMENT REGULATION.

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TOWN ACCEPTANCE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MAYOR OF COUPEVILLE, HEREBY APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATED AREAS, IF ANY.

\_\_\_\_\_

\_\_\_\_\_

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF 11-03-05, 2005.

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TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2005.

\_\_\_\_\_

\_\_\_\_\_

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF December, 2005, AT 1:00 P.M., IN VOLUME 13 OF PLATS, PAGE 303 UNDER AUDITOR'S FILE NO. 1155940 RECORDS OF ISLAND COUNTY, WASHINGTON

\_\_\_\_\_

\_\_\_\_\_

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

\_\_\_\_\_

\_\_\_\_\_

OWNER'S WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY GRANTS THE TOWN A COVENANT RELASING, INDEMNIFYING AND HOLDING THE TOWN HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INDUCING THE RELIEF OF WHATEVER NATURE FROM THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE IMPROVEMENTS.

\_\_\_\_\_

\_\_\_\_\_

CLERK – TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEY, OR FOR PUBLIC USE ARE PAID IN FULL. THIS 8th DAY OF November, 2005.

DEVELOPERS

STUJURMAN'S ENTERPRISES, INC.  
103 S. MAIN  
COUPEVILLE, WA, 98239  
(360) 678-5855

SURVEYOR

THATCHER & MORRISON INC.  
1796 NORTH MAIN STREET, SUITE 105  
FREELAND, WASHINGTON 98249  
(360) 331-7393

PARCEL INFORMATION

TAX PARCEL NO. R13233-217-3140  
TAX KEY NO.  
ZONING IS MOA  
EXISTING PARCEL SIZE: 304,920 SQ.FT. / 7.00 AC  
PROPOSED:  
LOT 1-1: 7,811 SQ.FT. / 0.18 AC  
LOT 1-2: 7,811 SQ.FT. / 0.18 AC  
LOT 1-3: 72,666 SQ.FT. / 1.67 AC  
LOT 1-4: 4,754 SQ.FT. / 0.11 AC  
LOT 1-5: 4,754 SQ.FT. / 0.11 AC  
LOT 1-6: 207,360 SQ.FT. / 4.76 AC

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Geel Stuurmans IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 18th DAY OF November, 2005.

\_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Eireland

MY APPOINTMENT EXPIRES 12-9-2006

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Therul K Stuurmans IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 18th DAY OF November, 2005.

\_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Eireland

MY APPOINTMENT EXPIRES 12/9/2006

LEGAL DESCRIPTION

LOT 1 OF THE TOWN OF COUPEVILLE SHORT PLAT NUMBER 04/01 AS RECORDED IN VOLUME 4 OF PLATS, PAGE 68-69, RECORDS OF ISLAND COUNTY, WASHINGTON.

RESTRICTIONS

- 1) FUTURE EXTENTION OF WILKES STREET AND KRUEGER STREET IS NECESSARY. BEFORE ISSUANCE OF BUILDING PERMITS OR THE OCCUPATION OF LAND IN ANY WAY, IT MUST BE MADE CLEAR THAT PLANS WILL NOT INTERFERE WITH OR OBSTRUCT THE EXTENTION OF SAID STREETS.
- 2) FIVE HUNDRED GALLONS PER MINUTE FOR FIRE FLOW IS REQUIRED SO LONG AS THE SQUARE FOOTAGE OF INDIVIDUAL RESIDENCES DO NOT EXCEED 2,400 SQUARE FEET. RESIDENCES GREATER THAN 2,400 SQUARE FEET (WHICH INCLUDES ATTACHED GARAGES) REQUIRE 1,500 GALLONS PER MINUTE OR BE CONSTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM. ALL HOMES OVER 5,000 SQUARE FEET MUST BE SPRINKLED.
- 3) ALL FUTURE CONSTRUCTION WILL BE SUBJECT TO THE APPROVAL OF THE DESIGN REVIEW BOARD CONSISTENT WITH THE SPECIAL STANDARDS ADOPTED BY THE DESIGN REVIEW BOARD.

TOWN OF COUPEVILLE PLAT #05-02

KRUEGER FARM DIVISION #2

DATE 11-18-05

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE TOWN OF COUPEVILLE SHORT PLAT NUMBER 04/01 AS RECORDED IN VOLUME 4 OF PLATS, PAGE 88-89, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEY REFERENCES

COUPEVILLE SHORT PLAT NUMBER 04/01 AS RECORDED IN VOLUME 4 OF PLATS, PAGE 88-89, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE BOUNDARY LINE ADJUSTMENT 00-01, RECORDED UNDER AUDITOR'S FILE NO. 20023228, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 57, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 11 OF SURVEYS, PAGE 309, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 104, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 87-4, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGES 148 & 149, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 91-01, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 406, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 96-01, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES 120 & 121, RECORDS OF ISLAND COUNTY, WASHINGTON.

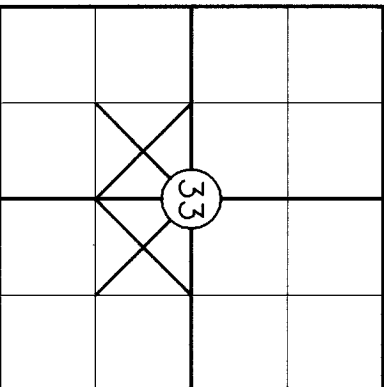
REPLAT OF PEACEFUL VALLEY DIV. 1, RECORDED IN VOLUME 13 OF PLATS, PAGE 75, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

EQUIPMENT USED: ELECTRONIC TOTAL STATION  
METHOD OF SURVEY: FIELD TRAVERSE

LEGEND

- DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( LS #28414 ) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- ⊕ DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED
- ✱ DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED



SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

PLAT OF A PORTION OF THE NE 1/4 OF THE

SW 1/4 & NW 1/4 OF THE SE 1/4 OF  
SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

Island County

Washington

Thatcher & Morrison, Inc.

P.O. Box 101  
1796 Main Street, Suite 105  
Freeland, Washington 98249  
360-331-7393 Fax 360-331-7394